



**CORRECTED**

AGENDA OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, NOVEMBER 4, 2004 3:30 P.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF PLANNING COMMISSION MEETING ON OCTOBER 21, 2004

**OLD BUSINESS:**

**1. PUBLIC HEARING CASE #059-0-092304 – CITY OF LEESBURG (MATTICK)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY URBAN EXPANSION TO CITY LD (LOW DENSITY RESIDENTIAL) AND GC (GENERAL COMMERCIAL) OF APPROXIMATELY 8.8 ACRES, FOR PROPERTY GENERALLY LOCATED NORTH OF US 441, SOUTH OF SILVER LAKE DRIVE, AS LEGALLY DESCRIBED. SEC. 15 & 22, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

**2. PUBLIC HEARING CASE #090-1-110404 – CITY OF LEESBURG (MATTICK)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 8.8 ACRES FROM COUNTY CP (COMMERCIAL PLANNED); C-1 (NEIGHBORHOOD COMMERCIAL); R-1 (RURAL RESIDENTIAL) AND RP (RESIDENTIAL PROFESSIONAL) TO CITY CIP (COMMERCIAL INDUSTRIAL PLANNED) AND R-1 (SINGLE FAMILY RESIDENTIAL), FOR PROPERTY GENERALLY LOCATED NORTH US 441, SOUTH OF SILVER LAKE DRIVE, AS LEGALLY DESCRIBED. SEC. 15 & 22, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

**NEW BUSINESS:**

**1. PUBLIC HEARING CASE #067-1-110404 – WILLIAM & PATRICIA SETTLE**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY .34 ACRES FROM R-2 (LOW DENSITY RESIDENTIAL) TO RP (RESIDENTIAL PROFESSIONAL OFFICE), FOR INSURANCE OFFICE, FOR PROPERTY GENERALLY LOCATED NORTH OF DIXIE AVENUE AND WEST OF 9<sup>TH</sup> STREET, AS LEGALLY DESCRIBED. SEC. 26, TWP. 19S, RGE. 24E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

**2. PUBLIC HEARING CASE #075-1-110404 – CARTER - TRIANGLE LAKES**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 245 ACRES FROM COUNTY A (AGRICULTURE) TO R-1 (SINGLE FAMILY RESIDENTIAL), FOR TRIANGLE LAKES RESIDENTIAL SUBDIVISION, FOR PROPERTY GENERALLY LOCATED NORTH OF THE TURNPIKE, EAST OF COUNTY ROAD 48, AND WEST OF COUNTY ROAD 33, AS LEGALLY DESCRIBED. SEC. 21, 22, 27 & 28, TWP. 20S, RGE. 24E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

3. **PUBLIC HEARING CASE #087-1-110404 – MOHAMID RAFEEL**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION TO ADD A PDO (PLANNED DEVELOPMENT OVERLAY) ZONING DISTRICT TO THE CURRENT C-3 (HIGHWAY COMMERCIAL) ZONING DISTRICT, FOR RETAIL, FOR PROPERTY GENERALLY LOCATED SOUTHEAST CORNER OF THE INTERSECTION OF EAST MAIN STREET AND EAST STREET, AS LEGALLY DESCRIBED. SEC. 25, TWP. 19S, RGE. 24E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

4. **PUBLIC HEARING CASE #088-0-110404 – LAKE HARRIS COVE / SOFRAN**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY URBAN EXPANSION TO CITY GC (GENERAL COMMERCIAL) OF APPROXIMATELY 3.12 ACRES, FOR PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441, AND NORTH OF LAKE HARRIS, AS LEGALLY DESCRIBED. SEC. 22, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

5. **PUBLIC HEARING CASE #089-1-110404 – LAKE HARRIS COVE / SOFRAN**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 3.12 ACRES FROM COUNTY R-1 (RURAL RESIDENTIAL) AND R-2 (ESTATE RESIDENTIAL) TO CITY C-3 (HIGHWAY COMMERCIAL) AND R-2 (MEDIUM DENSITY RESIDENTIAL), FOR MULTI-FAMILY APARTMENTS AND CONDOMINIUMS, FOR PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441, AND NORTH OF LAKE HARRIS, AS LEGALLY DESCRIBED. SEC. 22, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

6. **PUBLIC HEARING CASE #062PP-7-110404 – SANDERS / NICKERL / STEPHENS – SANDERS GROVE**

REQUEST FOR A RECOMMENDATION TO THE PLANNING COMMISSION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL, FOR SANDERS GROVE, FOR PROPERTY GENERALLY LOCATED NORTH OF COUNTY ROAD 48 AND EAST OF PRICE ROAD, AS LEGALLY DESCRIBED. SEC. 12 & 13, TWP. 20S, RGE. 24E.

7. **PUBLIC HEARING CASE #091-0-110404 – CITY OF LEESBURG (PHILLIPS TOYOTA)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY REGIONAL COMMERCIAL TO CITY GC (GENERAL COMMERCIAL) OF APPROXIMATELY 7.4 ACRES, FOR PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 441, AND WEST OF STEWART LANE, AS LEGALLY DESCRIBED. SEC. 16, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

8. **PUBLIC HEARING CASE #092-1-110404 – CITY OF LEESBURG (PHILLIPS TOYOTA)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 7.4 ACRES FROM COUNTY C-2 (COMMUNITY COMMERCIAL) AND CP (COMMERCIAL PLANNED) TO CITY C-3 (HIGHWAY COMMERCIAL), FOR PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 441, AND WEST OF STEWART LANE, AS LEGALLY DESCRIBED. SEC. 16, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES DECEMBER 13, 2004 AND DECEMBER 27, 2004)**

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**ADJOURNMENT**

**NOTICE:** PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PERSONNEL DEPARTMENT, ADA COORDINATOR, 48 HOURS IN ADVANCE OF THE MEETING AT 728-9740.

**"F.S.S. 286.0105:** IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING & ZONING COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, SUCH PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED." THE CITY OF LEESBURG DOES NOT PROVIDE THIS VERBATIM RECORD.